

02/04/04 - Superfund

***Redevelopment of the Cabot Carbon/Koppers Wood Treatment Superfund Site
Gainesville, Florida***

Often, remediating a large parcel of contaminated land requires the complete shutdown of operations on the site. In Gainesville, Florida, however, thanks to cooperation between EPA, state and county environmental agencies, previous owners, and local developers, the remediation of the 170-acre Cabot Carbon/Koppers Wood Treatment site not only allowed existing businesses to continue to operate, but also enabled a new car dealership, Gainesville Dodge, to open its doors on the property. Today, the Dodge dealership and the other commercial and industrial operations on the site provide the community with jobs and tax revenue.



The site, historically used for wood treatment and distillation activities, and still operated as such by Koppers, Inc. on the western portion of the property, came to EPA's attention due to high contaminant levels in groundwater. Years of poor waste handling allowed a variety of contaminants to leach into groundwater and soils, including polyaromatic hydrocarbons, creosote, chromium, arsenic, phenols, and benzene. EPA worked with the Florida Department of Environmental Protection and the site's responsible parties to address these issues. Under EPA's supervision, Cabot Carbon Corporation excavated contaminated soils in the northeast lagoon area of the property for treatment off-site. This area

later became home to Gainesville Dodge. Groundwater capture and treatment systems were also established on the property; this component of the site's remediation is ongoing.

Remediating a large parcel such as the Cabot Carbon/Koppers Wood Treatment Site can require many years to complete. While the primary mission is to remediate the contamination to safe levels, EPA also makes a concerted effort to consider the site's future use. At the Gainesville site, this dual focus helped insure the economic vitality of the local community while protecting human health and the environment.

Positive Economic and Fiscal Impacts

- Approximately 60 on-site jobs at Gainesville Dodge
- Almost \$2,000,000 in income from on-site jobs in 2003
- Approximately \$1,200,000 in increased property values on the site from 1992 to 2003
- Almost \$45,000,000 in increased property values within a half mile of the site from 1992 to 2003
- Over \$810,000 in increased property tax revenue for Alachua County in 2003

Environmental and Social Benefits

- Enabled existing and new businesses to operate on the property during and after remedial activities
- Protected human health and the environment by addressing contaminated soils and groundwater